



County of Fairfax, Virginia

November 17, 2014

**2014 Planning
Commission**

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Timothy J. Sargeant
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Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

John Regan, Esquire
Christopher Land, LLC
10461 White Granite Drive
Suite 103
Oakton, Virginia 22124

**Re: RZ 2014-SP-005 – CHRISTOPHER LAND, LLC
Springfield District**

Dear Mr. Regan:

At its November 6, 2014 meeting, the Planning Commission voted 10-0 (Commissioners Hart and Lawrence were absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced application to the Board of Supervisors. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to the final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits.

Sincerely,

Jill G. Cooper, AICP
Executive Director

cc: Pat Herrity, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Joseph Gorney, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
November 6, 2014 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



RZ/FDP 2014-SP-005 – CHRISTOPHER LAND, LLC

After Close of the Public Hearing

Vice Chairman de la Fe: I will close the public hearing. Mr. Murphy.

Commissioner Murphy: Thank you, Mr. Chairman. First, I want to thank Joe Gorney, who did an excellent job shepherding this through the process with the staff, as was mentioned. And Mr. Okon knows that I'm going to disagree with him. This ain't going to remain R-1 when you're living in a much higher density area, even though if this plan is improved - - approved, it is - - by the Board of Supervisors, it's going to be less dense than where you live. And it started off with 13 townhouses with a density of 2.88 dwelling units per acre. It's down to seven homes, single-family detached, with a density of 1.55. You're not going to get that kind of deal in many areas of Fairfax County when you're talking about this kind of rezoning application on this road at this location. It has a very comprehensive package of proffers to include stormwater management proffers, eight proffers on tree preservation, a forest restoration plan, road improvements, and sidewalks. It's a totally good - - it's a very difficult piece of land, I'll grant you; but, the way it has been addressed by the applicant, it is extremely a good application now. And I appreciate Joe and the applicant and the citizens working on this resolution to this. So therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION recommend approval – RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2014-SP-055 [sic], SUBJECT TO THE EXECUTION OF THE PROFFERS DATED OCTOBER 22ND, 2014.

Commissioners Hall and Sargeant: Second.

Vice Chairman de la Fe: Seconded by Mrs. Hall and Mr. Sargeant. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Mr. Murphy.

Commissioner Murphy: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP 2014-SP-005, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 24TH, 2014, AND THE BOARD'S APPROVAL OF THE REZONING AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Hall and Sargeant: Second.

Vice Chairman de la Fe: Seconded by Mrs. Hall and Mr. Sargeant. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Mr. Murphy.

Commissioner Murphy: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A MODIFICATION OF THE PUBLIC FACILITIES MANUAL TO ALLOW CONSTRUCTION OF A CUL-DE-SAC WITH A RADIUS OF 30 FEET, AS SHOWN ON THE CDP AND FDP.

Commissioners Hall: Second.

Vice Chairman de la Fe: Seconded by Mrs. Hall.

Commissioner Hall: Sorry, but I'm tired.

Vice Chairman de la Fe: Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Murphy: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS TO DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A MODIFICATION OF THE PUBLIC FACILITIES MANUAL TO ALLOW CONSTRUCTION OF SIDEWALKS ON ONE SIDE OF THE CUL-DE-SAC IN FAVOR OF THE LANDSCAPE TREATMENT AND TRAIL CONNECTION, AS SHOWN ON THE PROPOSED CDP/FDP AND AS CONDITIONED.

Commissioners Hedetniemi and Sargeant: Second.

Vice Chairman de la Fe: Seconded by Ms. Hedetniemi and Mr. Sargeant. Any comments? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(Each motion carried by a vote of 10-0. Commissioners Hart and Lawrence were absent from the meeting.)

JN